

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33405

Property Information

property address: 427 DELLWOOD
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 6, LOT 1-2 (PTS OF)
owner name/address: GRESSETT, MARION & CYNTHIA
1606 PANTHER LN
COLLEGE STATION, TX 77840-2647
full business name: Admail
land use category: Commercial-office type of business: package delivery service
current zoning: C2 occupancy status: occupied
lot area (square feet): 12,827 frontage along Texas Avenue (feet): n/a
lot depth (feet): 189.75 sq. footage of building: 2,928
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

lot width: 59.9

Improvements

of buildings: 1 building height (feet): 11 # of stories: 1
type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1963 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) pipe fence in back
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: metal
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 14
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: 8x14 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: good
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *NA*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) *Small shed in back*
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

not conform w/ min LA, W, D standard.